

**JUSTIFICATION
LETTER
June 12, 2009**

**PROPOSED
R-E TO C-1 ZONE
CHANGE
APN: 139-28-604-004
ZON-33765**

City of Las Vegas Planning & Development Department

RE: Zone Change ZON-33765, VAR-34538 (previously VAR-33768), VAR-34539 (previously VAR-33771) and SDR-34540 (previously SDR-33767) : R-E Residential Estates to C-1 Limited Commercial: 139-28-604-004

On behalf of the Applicant, Empire Land & Development, LLC thanks you for your assistance with the proposed zone change of APN: 139-28-604-004 ("Property"). Following the City of Las Vegas Planning and Zoning Commission Meeting on June 11th, 2009, the applicant made the following revisions:

- ♦ Where the previous building square footage was 7,180 square feet, it has been reduced to 6,650 square feet.
- ♦ As a result in the reduction of square footage, where the previous parking spaces required was 42 spaces and 1 loading space, the requirement has been reduced to 38 spaces plus 1 loading space.
- ♦ Where the total parking spaces provided was 34 spaces plus 1 loading space, it has been increased to 35 spaces plus 1 loading space.
- ♦ Where the previous 1st floor height was 16 feet, it has been reduced to 15 feet.
- ♦ Where the previous 2nd floor height was 28 feet, it has been reduced to 26 feet.
- ♦ Where the previous front setback was 15 feet, it has been increased to 20 feet.
- ♦ Where the trash enclosure was previously located at the northwest corner of the parking lot, it is now located at the southwest corner of the parking lot to allow for easier access. The setback remains in excess of 100 feet from the adjacent residential property line.

The Applicant respectfully requests that the City of Las Vegas Planning and Development Department consider these revisions and applications associated with the zone change of the Property and support its approval. We look forward to working with the Planning and Development Department and the Redevelopment Authority.

Sincerely,



Don Rodriguez

President

Empire Land & Development, LLC

RECEIVED

JUN 18 2009

1115 Mariposa Way
Boulder City, NV 89005
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drodriguez@empire-LD.com

**ZON-33765 VAR-34539
SDR-34540 07/09/09 PC
REVISED**

**REQUEST FOR
ABEYANCE
LETTER
June 16, 2009**

**PROPOSED
R-E TO C-1 ZONE
CHANGE
APN: 139-28-604-004
ZON-33765**

City of Las Vegas Planning & Development Department

**RE: Zone Change ZON-33765: R-E Residential Estates to C-1 Limited
Commercial: 139-28-604-004 AND associated applications.**

On behalf of the Applicant, Empire Land & Development, LLC respectfully asks that the following applications:

ZON-33765

SDR-34540 (previously SDR-33767)

VAR-34538 (previously VAR-33768),

VAR-34539 (previously VAR-33771)

Be held in abeyance until the July 9th, 2009 Planning Commission Meeting.
Should you have any questions please feel free to contact me directly at (702) 540-1867.

Sincerely,



Don Rodriguez

President

Empire Land & Development, LLC

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**ZON-33765 VAR-34539
SDR-34540 07/09/09 PC
REVISED**